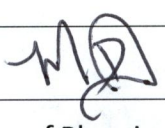





NORFOLK

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager 

FROM: George Homewood, AICP, Director of Planning 

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 313 Whitehead Avenue

DATE: February 27, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

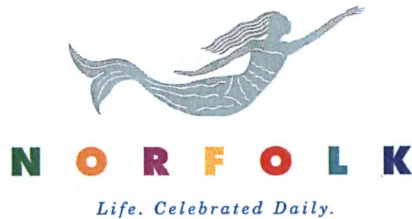
Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	313 Whitehead Avenue	Neighborhood:	Berkley
Zoning:	R-8	Standard Lot Size:	50 Ft. x 100 Ft.
House Type:	2 Story Single Family	Proposed Lot Size:	40 Ft. x 105 Ft.
House Size: (Width x Depth)	20 Ft. x 33 Ft.	Square Footage:	1,403 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



Office of Housing
Department of Planning and Community Development
Development Certification for Non-Standard Lots

Applicant Information

Applicant Name:	Baco Services, Inc.	Date of Application:	October 20, 2014
Mailing Address:	3724 Juniper Lane		
City, State, Zip Code:	Virginia Beach, VA 23456		
0433	757.943.8810	E-Mail:	

Property Information

Location:	313 Whitehead Street	Neighborhood:	Berkley
Zoning:	R-8	Standard Lot Size:	50 Feet x 100 Feet
House Type:	2 Story Single Family	Proposed Lot Size:	40Feet X 105 Feet
Proposed House Size:	20 Feet x 33 Feet	Square Footage:	1403 SF

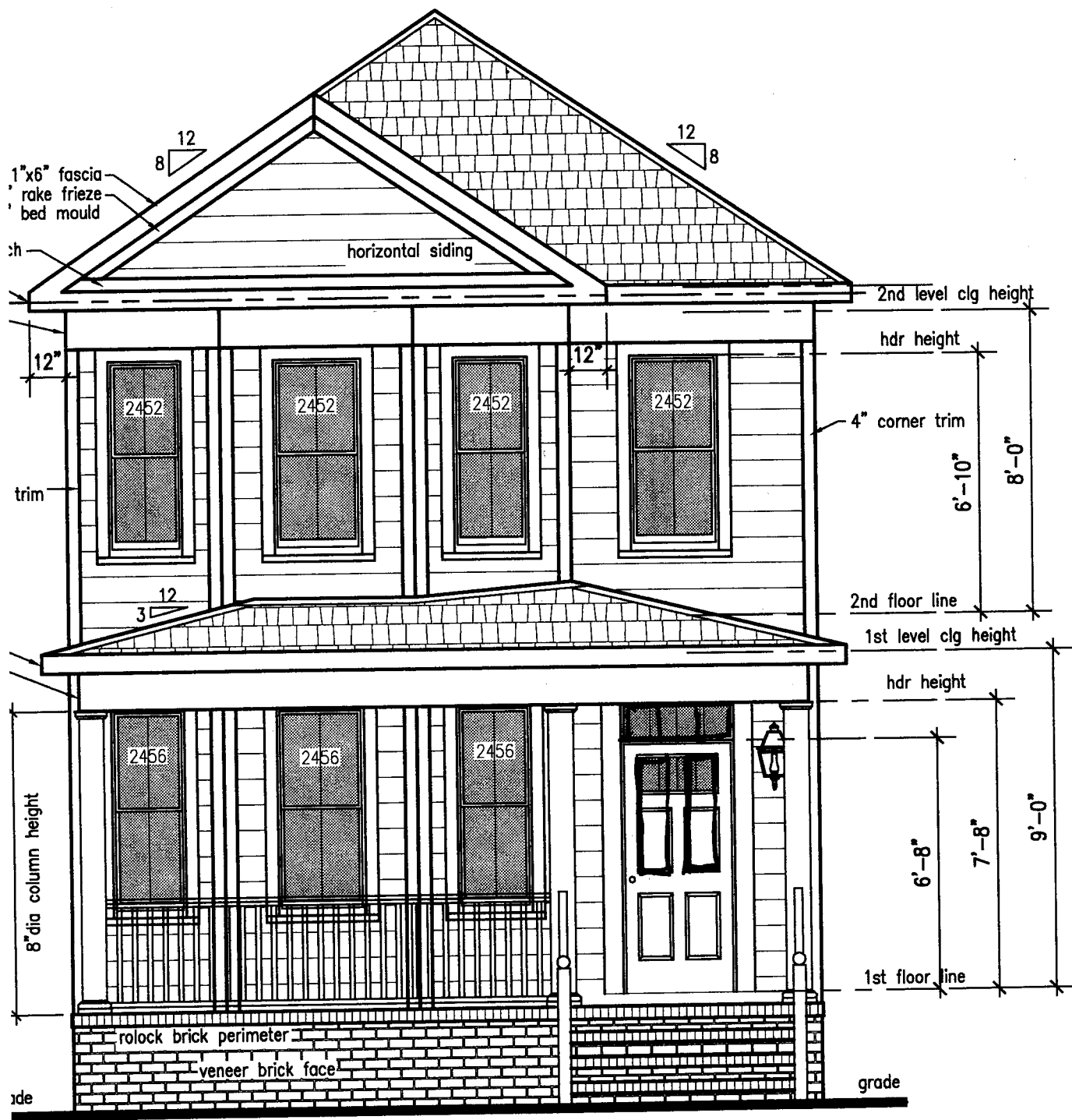
The proposed building plans and elevations for development of the site at 313 Whitehead Avenue and located in the Lamberts Point neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

George Homewood, AICP, Director
Planning and Community Development

March 6, 2015
Date

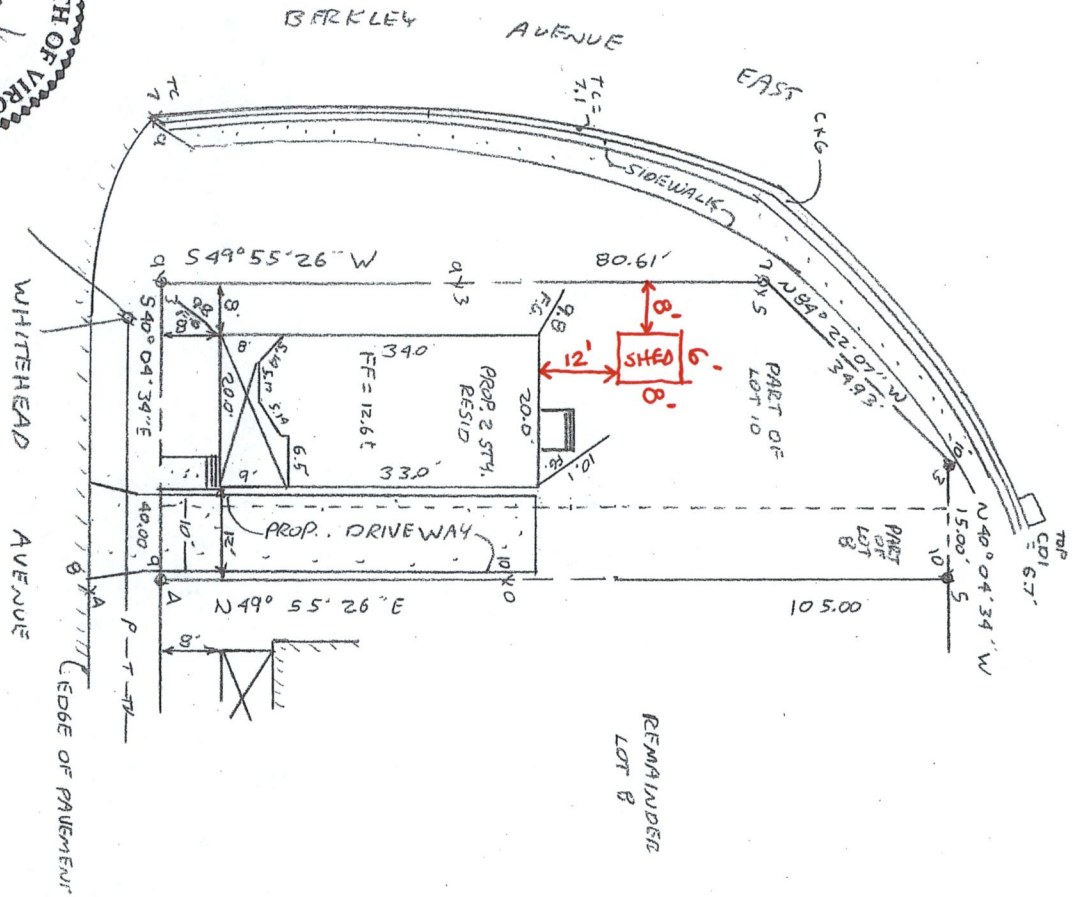
BC: City Manager's Office
Planning Director
Program Manager
Building Official



Front Elevation • $1\frac{1}{4}" = 1'-0"$

copyright L

SEE REVERSE
FOR NPMA STAMP



NOTE: PROPERTY SHOWN HEREON LIES IN:

FLOOD ZONE: X

COMM. PANEL: 510104 0165F

DATE: 9/02/09

DEVELOPMENT PLAN

ELEVATIONS BASED ON CITY OF NORFOLK DATUM.
AFTER BUILDING PERMIT IS ISSUED, KEITH ROEMER
ASSUMES THE BUILDER APPROVED THE LOCATION